



HOULIHAN LAWRENCE
COMMERCIAL

The Homestead at Underhill Farms

368-370 Underhill Avenue, Yorktown Heights, NY 10598

RETAIL / RESTAURANT SPACE IN NEW DEVELOPMENT

Exclusively Represented By:

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SPACES FOR LEASE

**KLEIN
LEFKOWITZ**
COMMERCIAL TEAM AT HOULIHAN LAWRENCE

Lease Spaces

FOR LEASE



370 Underhill Ave -
Ideal for Restaurant



368 Underhill Ave -
Ideal for Retail

Suite	Tenant	Size SF	Lease Type	Lease Rate	Description
370 Underhill Ave	Available	4,200 SF	NNN	\$35.00 SF/yr	New and renovated space available up to 4,200 square feet on the main level in what was once Mr. Underhill's Mansion. This space is truly unique with its charm from the 1800's. The renting of the basement is optional for the tenant.
368 Underhill Ave	Available	5,500 SF	NNN	\$35.00 SF/yr	Building under construction with Apartments above. Total square footage of retail is 8,450 sf of space on the ground floor. About 5,500 sf still available.

Highlights

FOR LEASE



Property Highlights

- Restaurant space available in the Mansion (\$50 PSF buildout contribution)
- Basement of the Mansion is \$12/sf (no build out contribution)
- Spaces built to suit
- Spaces configured to tenant need
- Currently under construction, available soon
- Renovation is underway for what was once Mr. Underhill's Mansion.
- The space is in an ideal location on the corner of Underhill Ave and Route 118 on the edge of downtown Yorktown Heights with easy access to Taconic State Parkway.
- New and renovated space available up to 4,200 square feet on the main level in what was once Mr. Underhill's Mansion. This space is truly unique with its charm from the 1800's. The renting of the basement is optional for the tenant.
- The space will be surrounded by the complex under development of Apartments, Condo's and Townhouses with a built-in customer base plus close to Taconic State Parkway for easy access to a massive customer base. Ideal location for a restaurant and retail in Mr. Underhill's mansion next to a well known coffee shop.
- Building under construction with Apartments above. Total square footage of retail is 8,450 sf of space on the ground floor. About 5,500 sf still available. The commercial space will face route 118 across the street from Optum, Optum Urgent Care, Uncle Giuseppe's Marketplace, TJ Maxx, and SPORTIME Pickleball in downtown Yorktown with access from Underhill Ave.
- The space will be surrounded by Apartments, Condo's and Townhouses with a built-in customer base plus a stop off for commuters going to or getting out of the Taconic



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Aerial Photo

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Rendering

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Site Plan

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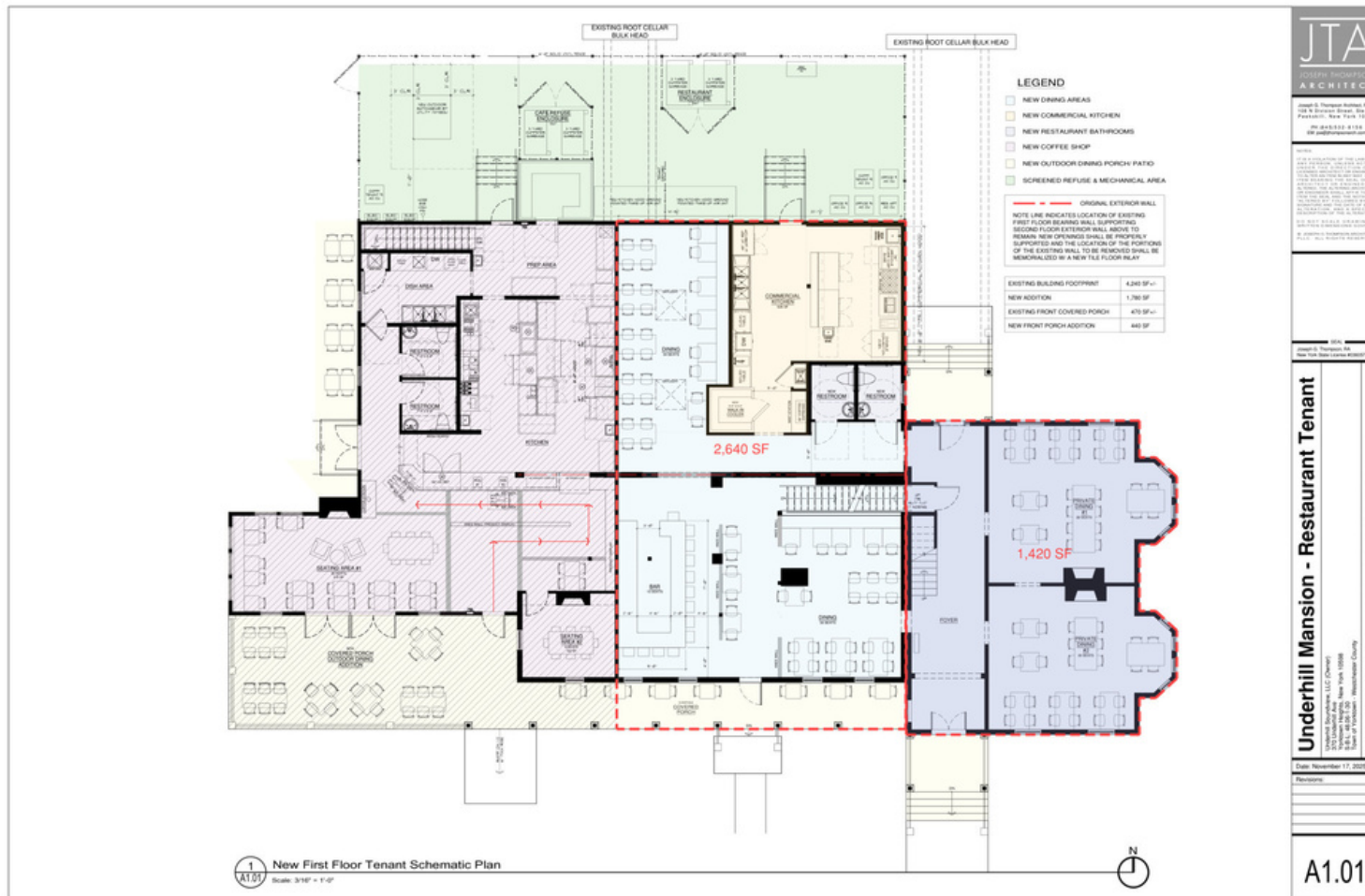
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Mansion - Restaurant Space

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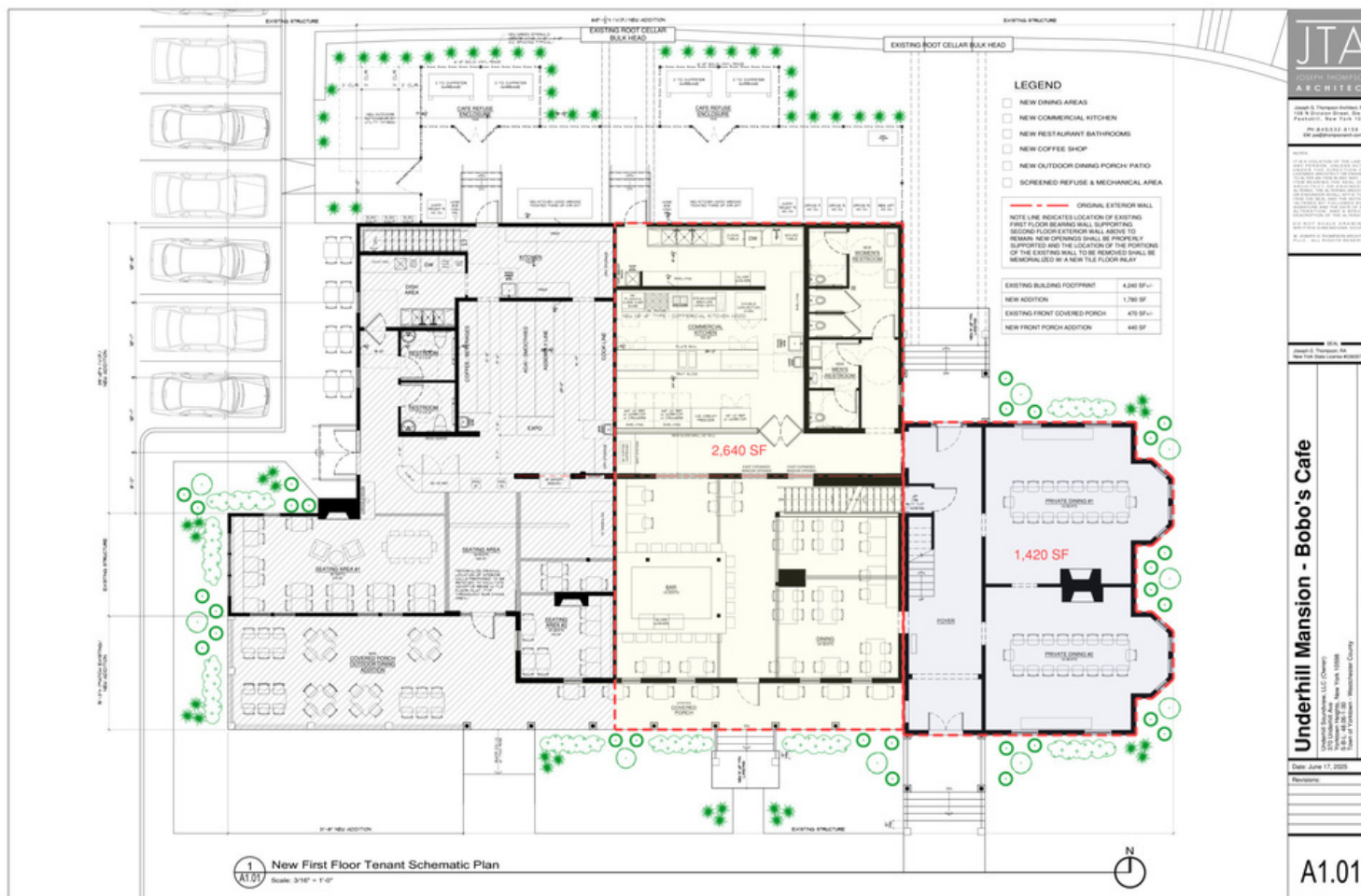


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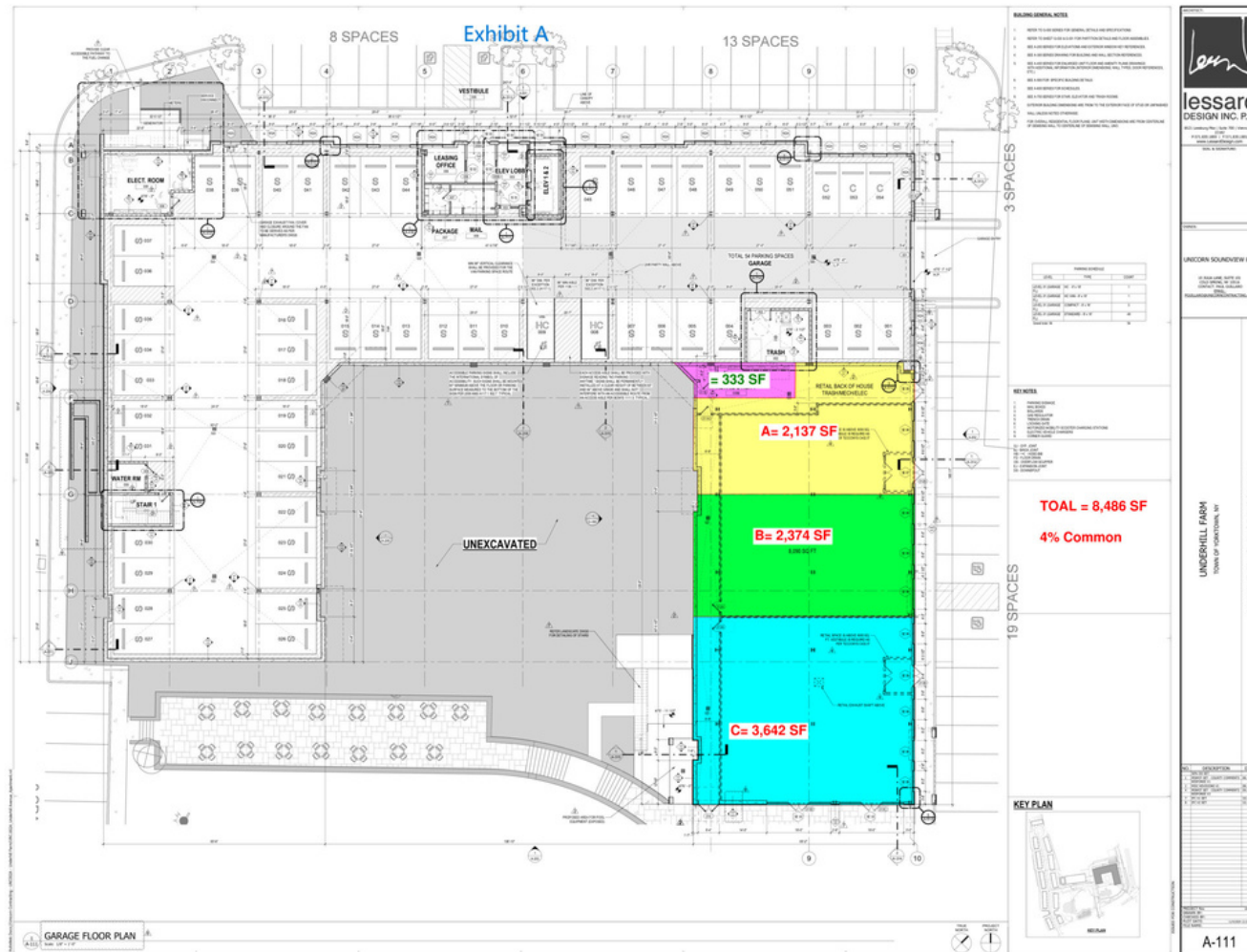
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Site Plans - Under Construction

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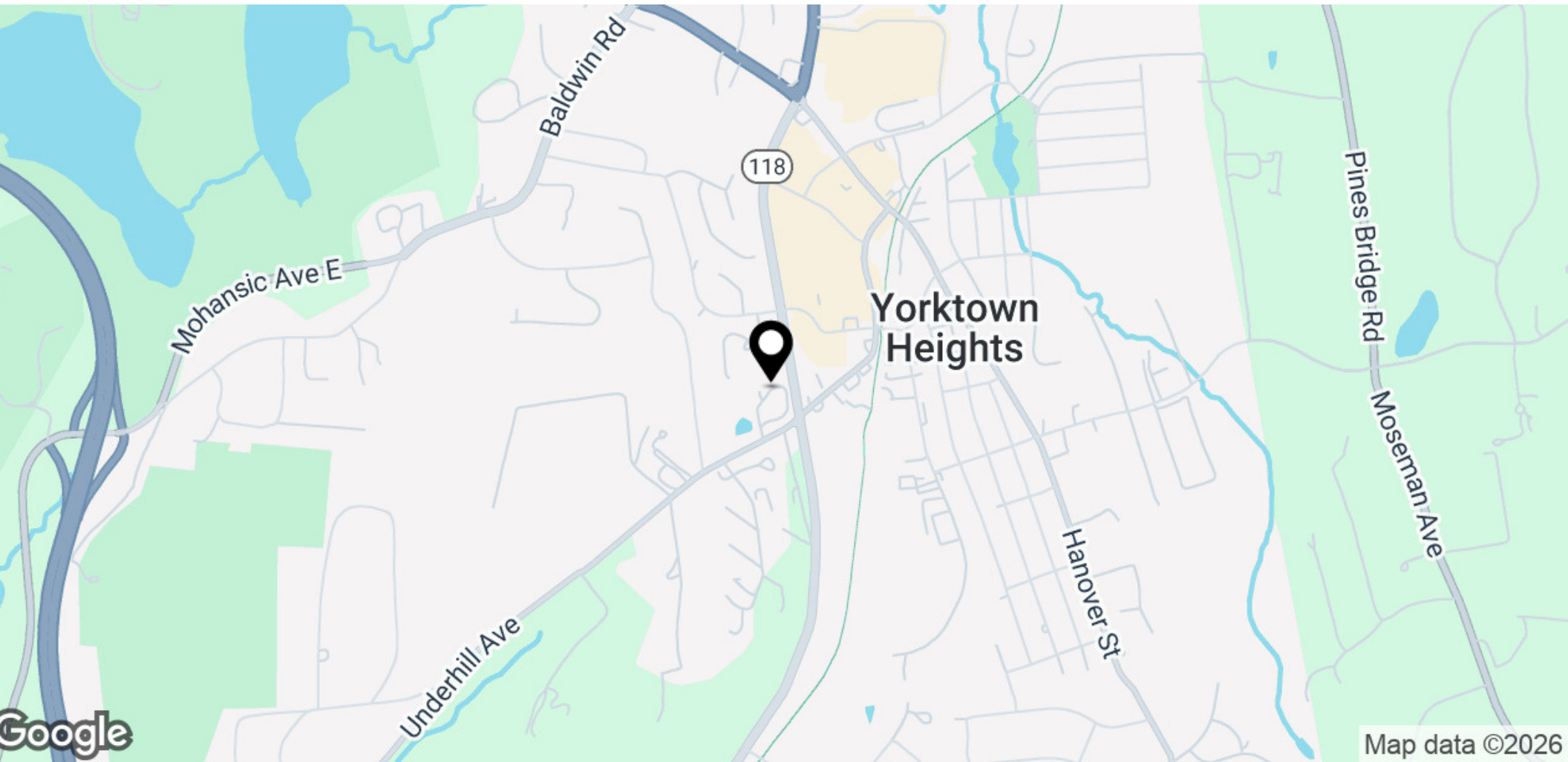
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Regional Map

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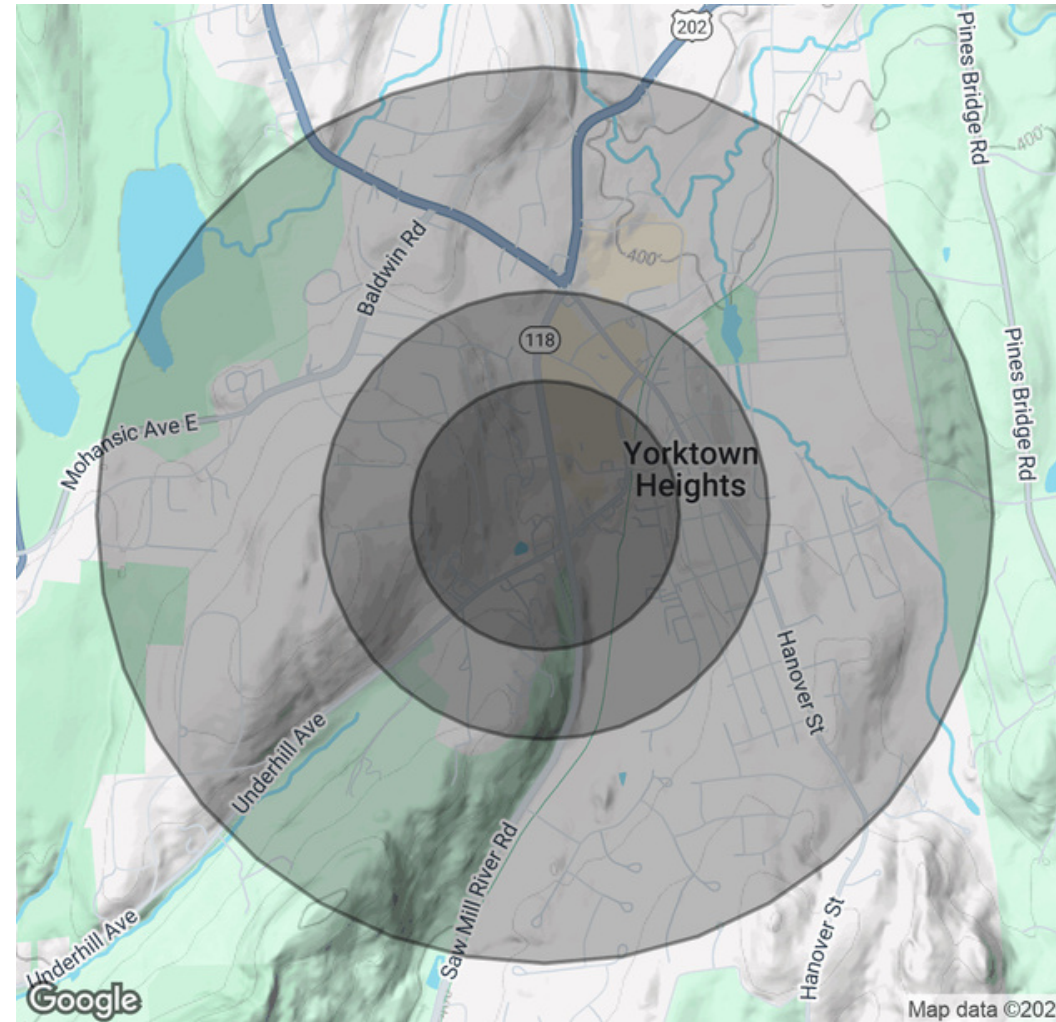
Demographics Map & Report

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	382	1,376	4,685
Average Age	46	45	43
Average Age (Male)	42	42	41
Average Age (Female)	50	48	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	182	597	1,720
# of Persons per HH	2.1	2.3	2.7
Average HH Income	\$116,758	\$142,290	\$184,352
Average House Value	\$629,854	\$636,561	\$649,456

Demographics data derived from AlphaMap



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